



Land Development
Review Division
(619) 446-5460

Negative Declaration

LDR No. 42-0939
SCH No. Pending

SUBJECT: City of San Diego Inclusionary Housing Ordinance: COUNCIL APPROVAL and AMENDMENT to the CITY'S LOCAL COASTAL PROGRAM. Council Approval of an Inclusionary Housing Ordinance that would require ten percent of all new residential development of two (2) or more units, or the residential portion of all mixed use projects with two (2) or more residential units, to be affordable housing units. The affordable units may be constructed on the original development site or off-site within the same community planning area, or an alternate site, provided the site is approved by the San Diego Housing Commission, City of San Diego and/or the City's Redevelopment Agency. Alternatively, a developer may opt to pay a fee in lieu of providing onsite or off-site affordable housing. The Inclusionary Housing Ordinance would apply citywide and be incorporated into the City's Land Development Code. This would require an Amendment to the City's Local Coastal Program for the Ordinance to become effective in that portion of the City located in the Coastal zone. Applicant: City of San Diego, San Diego Housing Commission.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM: None required.

- VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

U.S. Government:

Department of Housing and Urban Development (7)
Department of the Interior, Fish and Wildlife Service (23)

State of California:

CALTRANS (31)
Housing and Community Development Department (38)
California Department of Fish and Game (32)
State Clearinghouse (46a)
California Coastal Commission (47)

County of San Diego:

Air Pollution Control District (65)
Department of Planning and Land Use (68)

City of San Diego:

Mayor Dick Murphy
Councilmember Scott Peters, District 1
Councilmember Michael Zucchet, District 2
Councilmember Toni Atkins, District 3
Councilmember Charles Lewis, District 4
Councilmember Brian Maienschein, District 5
Councilmember Donna Frye, District 6
Councilmember Jim Madaffer, District 7
Councilmember Ralph Inzunza, District 8
Planning Department
Mayor's Office (91)
Development Services Department
Transportation Development (78)
Community & Economic Development
Historical Resources Board (87)
Wetland Advisory Board (171)
Library Department (81)
Central (MS 17)
Balboa (MS 17)
Beckworth (ECC) (MS 17)
Benjamin (MS17)
Carmel Mountain (MS 17)
Carmel Valley (MS 17)
City Heights/Weingart (MS 17)
Clairemont (MS 17)
College Heights (MS 17)
Kensington/Normal Heights (MS 17)
La Jolla/Riford (MS 17)

Linda Vista (MS 17)
Logan Heights (MS 17)
Malcolm X/Valencia Park (MS 17)
Mira Mesa (MS 17)
Mission Hills (MS 17)
Mission Valley (MS 17)
North Clairemont (MS 17)
North Park (MS 17)
Oak Park (MS 17)
Ocean Beach (MS 17)
Otay Mesa (MS 17)
Pacific Beach/Earl & Birdie Taylor (MS 17)
Paradise Hills (MS 17)
Point Loma (MS 17)
Rahcho Bernardo (MS 17)
Rancho Penasquitos (MS 17)
San Carlos (MS 17)
San Ysidro (MS 17)
Scripps Ranch (MS 17)
Serra Mesa (MS 17)
Skyline Hills (MS 17)
Tierrasanta (MS 17)
University Community (MS 17)
University Heights (MS 17)

Community Service Centers:

Carmel Valley (MS 101)
Central Community (MS 99)
Clairemont (MS 97)
College/Rolando (MS104)
Golden Hill (96)
Market Street (MS 92)
Mid-City (MS 94)
Navajo (MS 95)
North Park (MS 100)
Otay Mesa/Nestor (MS 91)
Peninsula (MS 98)
Rancho Bernardo (MS 90)
San Ysidro (MS 93)
Scripps Ranch (MS) 102)
Tierrasanta (MS 103)

Community Planning Groups:

Carmel Mountain Ranch Community Planning Board
Carmel Valley Community Planning Board (350)
Centre City
City Heights Area Planning Committee (287)
Clairemont Mesa Planning Committee (248)
College Area Community Council (456)

Del Mar Mesa Community Planning Board (361)
Eastern Area Planning Committee
Encanto Area Planning Group (449A)
Greater Golden Hill Planning Group (259)
Greater North Park Planning Committee (363)
Kearny Mesa Community Planning Group (265)
Kensington-Talmadge Planning Committee (290)
La Jolla Community Planning Association (275)
Linda Vista Community Planning Group (267)
Midway Community Planning Advisory Committee (307)
Mira Mesa Community Planning Group (310)
Miramar Ranch North Planning Committee (439)
Mission Beach Precise Planning Committee (325)
Mission Valley Unified Planning Organization (321)
Navajo Community Planners Inc. (336)
Normal Heights Community Planning Group (291)
Ocean Beach Planning Board (367)
Old Town San Diego Community Planning Committee
Otay Mesa Planning Committee (235)
Otay Mesa-Nestor Planning Committee (228)
Pacific Beach Community Planning Committee (375)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Rancho Penasquitos Planning Board (380)
Sabre Springs Planning Group (406)
San Pasqual-Lake Hodges Planning Group (426)
San Ysidro Planning & Development Group (433)
Scripps Ranch Planning Group (437)
Serra Mesa Planning Group (363A)
Skyline-Paradise Hills Planning Committee (433)
Sorrento Hills Community Planning Board (444A)
Southeast San Diego Development Committee (449)
Tierrasanta Community Council (462)
Torrey Pines Community Planning Group (469)
University Community Planning Group (480)
Uptown Planners (498)

Government Agencies:

San Diego Housing Commission, Elizabeth Morris (MS 49N)
San Diego Association of Governments (SANDAG) (108)
Southeastern Economic Development Corporation, Carolyn Smith (MS 68)
Centre City Development Corporation (MS 51D)

Project Area Committees (PAC):

Barrio Logan-Rachel Ortiz
City Heights-Al Stasukevick
College Community-Alice Buck

Crossroad-Michael Trunzo
North Bay-Joe Mannino
North Park- Don Leichtling

Organizations and Individuals:

San Diego Apartment Association (152)
CALPRIG-The Housing Project (154)
San Diego Board of Realtors (155)
San Diego Chamber of Commerce (157)
San Diego Gas and Electric (114)
Metropolitan Transit Development Board (115)
Building Industry Federation (158)
San Diego County Building & Construction Trade Council (160)
Johnson Communities of Southern California
D.R. Horton
Standard Pacific Corporation
Western Pacific Housing
McMillin Homes
McKeller Communities
Carter-Reese & Associates
Pardee Construction Company (345)
Sierra Club (165)
San Diego Audubon Society (167)
California Native Plant Society (170)
Center for Biological Diversity (176)
Citizens Coordinate for Century III (179)
American Institute of Architects (190)
San Diego League of Women Voters (192)
Community Planners Committee (194)
Urban League (195)
Town Council Presidents Association (197)
Community Planners Council (198)
Downtown Senior Citizens (201)
Gray Panthers (202)
Save Our Heritage Organisation (214)
San Diego County Archaeological Society, Inc. (218)
Otay Mesa Development Council (230)
Otay Mesa chamber of Commerce (231A)
Downtown San Diego Partnership (237)
Harbor View Community Council (246)
Clairemont Town Council (257)
Kearny Mesa Town Council (263)
Serra Mesa Community Council (264)
La Jolla Shores Association (272)
La Jolla Town Council (273)
La Jolla Shores PDO Advisory Board (279)

Rolando Community Council (288)
Mid-City Development Corporation (289)
Normal Heights Community Association (292)
Oak Park Community Council (298)
Webster Community Council (304)
Darnell Community Council (306)
Mira Mesa town Council (311)
Mission Beach Town Council (326)
Mission Valley Community Council (328C)
San Carlos Area Council (338)
Carmel Mountain Ranch Community Council (344)
North Park Community Association (366)
Ocean Beach Town Council, Inc. (367A)
Pacific Beach Town Council (374)
Crown Point Association (376)
Rancho Penasquitos Community Council (378)
Torrey Pines Association (379)
Rancho Penasquitos Town Council (383)
Peninsula Chamber of Commerce (391)
Rancho Bernardo Community Council, Inc. (398)
Central Imperial Redevelopment Project Area (452)
Tierrasanta Community Council (462)
Murphy Canyon Community Council (463)
East Elliott Planning Advisory Committee (466)
University Heights Community Association (497)
Eddie Goldberg
Ann Fathy
Norma Damashek
Lynne Heidel
Eric Naslund
Walter Rask
Mark Riedy
Art Rivera
Cindy Ireland
Gordon Boerner
Bob Rauch
Mike Armstrong
Mirle Rabinowitz-Bussell
Jim Peugh
Jim Bleisner
Tracy Morgan-Hollingworth
Tom Scott
Susan Baldwin
Sherman D. Harmer Jr.
Matthew J. Adams
Shuf Swift
Dale Royal
Mel Shapiro
Janet Anderson

Risa Barron
Michael Conroy
Nico Calavita
Gordon Carrier
Donald Cohen
Steve Doyle
Mike Galasso
Robert S. Griswold
Chuck Hoffman
Horace Hogan II
Bob Kevane
Richard Lawrence
Jack McGrory
Sue Reynolds
Father Henry Rodriquez
Paul Shipstead
Andrea Skorepa
Darryl Steinhouse
Michael Turk
Michael Stepner
Kevin Malone
Rosemary Johnston
Kenneth Sauder
Craig K. Beam
Jeremy Kaercher
Sue Reynolds
Suzanne McKenna
Doris Payne
Alex Wilson Sachs
Sanford Goodkin
Fred Tayco
Abdi Abdul
Norma Aguila
Andrew Allan
Evan Becker
Brad Wiblin
Mary Case
Juanita Cole
Matthew Doherty
Linnie Gavino
Matthew Jumper
Paul Nieto
Alexei Ochola
Randy Simmrin
Luke Sponsler
George Wood
Jamie Gates
Pat Getzel
Barry Getzel

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Original Signed
Kenneth Teasley, Senior Planner
Development Services Department

February 3, 2003
Date of Draft Report

Date of Final Report

Analyst: Teasley